Karen Johnson Davidson County
Batch# 615992 DEEDQC
04/15/2021 02:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210415-0050611

PREPARED BY:
SIDWELL, BARRETT
121 First Avenue South
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual consideration is $0.00.

Matthew Martin
AFFIANT

ADDRESS OF NEW OWNERS:
Debar Land Company, LLC
130 Belle Forest Circle
Nashville, TN 37221

SEND TAX BILLS TO:
New Owner

Subscribed and sworn to before me
this 13th day of April, 2021.

ERIKA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Map/Parcel: 128-00-0-204.00

NOTARY PUBLIC
My Commission Expires: 5/9/2023

QUITCLAIM DEED

In consideration of $10.00 and other good and valuable consideration, Matthew Martin, hereby conveys all of his undivided right, title and interest to the hereinafter described property to Debar Land Company, LLC, a Tennessee limited liability company, Grantee. Said property conveyed herein is described as follows:

Land situated in the 22nd Council District of Davidson County, Nashville, Tennessee, being a portion of the land conveyed to Dalamar Homes, LLC by Warranty Deed, of Instrument Number 20150603-0051629, in the Register's Office for Davidson County (R.O.D.C., TN), and is more particularly described as follows:

Beginning at a 5/8" uncapped iron rod, said rod being the southeasterly corner of the Resubdivision of Building Site No. 3 Sycamore Glen, of record in Plat Book 6250, Page 457, R.O.D.C., TN and also being a westerly corner of land conveyed by Quitclaim Deed to Dayla Martin, of record in Instrument Number 20170622-0062865, R.O.D.C., TN;

thence along the subdivision line and with the westerly line of the aforementioned Dalamar Homes, North 23 degrees, 57 minutes, 40 seconds West, a distance of 344.99 feet to a capped iron rod set in a tree stump;

thence North 63 degrees, 13 minutes, 23 seconds West, a distance of 220.75 feet to a capped iron rod set;

thence along a new severance line, North 28 degrees, 06 minutes, 57 seconds East, a distance of 317.67 feet to a capped iron rod set, said rod being along the southerly line of Chandler E. Martin, of record in Instrument Number 20040308-0025974, R.O.D.C., TN;

thence along the line of Martin, South 74 degrees, 13 minutes, 05 seconds East, a distance of 529.76 feet to a capped iron rod set;

thence along the line of Dayla Martin, South 30 degrees, 20 minutes, 02 seconds West, a distance of 638.19 feet to the point of beginning, having an area of 217,800.1 square feet or 5.00 acres of land.

This description was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor Number 2660, on February 14, 2019 and is based on survey work conducted by Dale and Associates in the fall of 2015 under Project No. 15270.

Being the same property conveyed to Matthew Martin, a married man by Quitclaim Deed dated 05/09/2019 from Dalamar Homes, LLC, a Tennessee limited liability company of record in Instrument 201905130044635, Register's Office for Davidson County, Tennessee.

01288-46625u

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, this document was executed this 13 day of April, 2021.

Matthew Martin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Matthew Martin, with whom I am personally acquainted (~~or who proved to me his identity on the basis of satisfactory evidence~~), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 13th day of April, 2021.

Notary Public Erika Root
My Commission Expires: 5/9/2023

ERIKA ROOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

01288-46625u

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

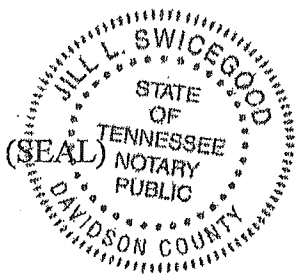
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: July 9, 2022

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